

F I N A L R E P O R T

1995
PETOSKEY COASTAL ZONE PROJECT

MAGNUS PARK MASTER PLAN
Contract No. 95D 10.04

1995
PETOSKEY COASTAL ZONE PROJECT

TABLE OF CONTENTS

FINAL REPORT

Financial Report

Project Background

Project Elements

Project Budget Summary

Summary of Project Accomplishments

- A. Master Plan Drawing
- B. Cost Estimates
- C. Narrative Describing Project

PROJECT BACKGROUND

For the last decade, the City has focused on revitalizing and improving public access to City owned park lands located on Little Traverse Bay, Lake Michigan. A master plan was developed for Petoskey's Bayfront Park in the mid 1980's, and the City has completed many of the elements contained in that original master plan.

The City has now turned it's attention to Magnus Park, formerly a Michigan State Park facility. The City currently operates an aging, but popular, campground at this location.

Looking toward the future recreational needs of the community, City staff determined that a long range master plan was needed for Magnus Park to guide future development of this valuable shoreline park area. A grant request was submitted to the Coastal Zone Management Unit requesting funding assistance for the development of a master plan for Magnus Park.

On November 4, 1994, a formal Grant Award Agreement was received and signed by the City of Petoskey. This grant authorized the City to proceed with the development of the master plan and provided up to \$3,000.00 in grant monies to help offset the preparation cost which was estimated at \$6,500.00.

PROJECT ELEMENTS

I. Establish Master Plan Guidelines:

- A. Improvements: City staff determined that the master plan should look to the future utilization of the entire park property including provisions for camping, beach development and picnic/day use area, parking, vehicular entrance, traffic circulation, screening, buffering and landscaping of the park facility.
- B. Project Costs: In conjunction with the master plan, the consultant was to provide cost estimates for major components of the plan.
- C. Community Presentation: Color rendered drawings of the completed master plan would be prepared by the consultants for use in community presentation.
- D. ADA Code Compliance: Evaluate the existing service building to determine if the building was in compliance with the American With Disabilities Act. (For several years the City has been working toward code compliance and in the winter of 1995, the City was able to complete final structural and plumbing fixture changes which brought the building into compliance. Therefore, this project element was deleted from the consultants' work instructions.)

II. Selection of Professional Consultant:

- A. Proposal Request: City staff contacted the firm of Beckett and Raeder, Inc., Landscape Architects, Ann Arbor, Michigan, and requested that they submit a cost proposal for the development of the Magnus Park Master Plan based upon the City's Master Plan Guidelines, outlined in Item I above. [Beckett and Raeder, Inc., submitted a "not to exceed" proposal price of \$4,000.00 for the completed master plan.]
- B. Contract Award: After reviewing the Beckett and Raeder, Inc. proposal, City staff selected the firm as it's professional consultant and entered into a formal agreement with the firm on April 13, 1995. City staff based their award decision on the following:
 1. Past Performance: Beckett and Raeder, Inc. had been employed by the City in the past for the development of master plans at Petoskey's Bayfront Park and the Petoskey Winter Sports Park and both master plans were supported by City staff and the community and the plans have been successfully implemented.
 2. Familiarity with City of Petoskey Infrastructure: Beckett and Raeder, Inc., were very familiar with the community infrastructure and recreational needs because of previous City projects. They have demonstrated the ability to develop comprehensive master plans that met the community's needs.

III. Plans Developed:

- A. Two Master Plan Option: After careful evaluation of Magnus Park resources and community needs, it was determined that two master plans for Magnus Park would be developed:
 1. Plan A - Combined Campground and Day Use Facility
Plan B - Conversion to a strictly Day Use FacilityOnce completed, these two master plan options would then be available for review by City staff, commissioners and residents.
- B. Planning Process: Plan development meetings between consultants and City staff began in April of 1995. In October of 1995 City staff and the consultants reviewed and refined final drafts. In October of 1995, City staff directed the consultants to prepare final master plan drawings, develop a written narrative for each plan and provide cost estimates for each option.

- C. Final Plan Approvals: In late November and early December of 1995, final drawings, narratives and cost estimates were received and accepted by City staff. The narratives, cost estimates and drawings for the Magnus Park Master Plan are attached.

BUDGET SUMMARY OF PROJECT

I. Funding Sources Actual*		
Federal/State Grant CZM	\$ 2,102.60	
Local Match	2,102.61	
Total Project Cost		<u>\$ 4,205.21</u>
II. Itemized Breakdown		
Personnel	35.62	
Fringe Benefits	19.59	
Supplies	150.00	
Contracted Services	4,000.00	

*The original grant and aid agreement allotted up to \$3,000.00 in Coastal Zone Management monies for the master plan development. This grant was to be matched by the City of Petoskey on a fifty percent (50%) basis. The project was completed under budget. Actual Coastal Zone monies being requested for reimbursement represent fifty percent (50%) of the project costs of \$ 4,205.21.

SUMMARY OF PROJECT ACCOMPLISHMENTS

In 1995 the Petoskey Coastal Zone Project assisted in the development of two Master Plan options for the development of Magnus Park. These master plans provide two viable but different options for the future development of the park area - options that City planning committees can evaluate based upon design, recreation components, projected costs, function, revenue generation and community needs.

PETOSKEY MAGNUS PARK

DEVELOPMENT OPTION A CAMPGROUND

This plan has as its focus a waterfront vehicle campground providing sites for both local residents and tourists. The campground would be managed such that income from the facility would assist in developing and maintaining the entire park resource. Additional funding would come from local and grant sources. The accommodation of tourists would be expected to increase the flow of dollars into the local economy through patronage of local shops, restaurants and other services. Other major components of the park would include a maintained beach area and passive recreation opportunities. Projected phasing of the park is as follows:

PHASE I - CAMPGROUND

This facility consists of 45 permanent campsites with paved vehicle pads and complete water, electric and sanitary utility services to each site. Each site would be landscaped with trees and shrubbery to provide a sense of separation and identity. One-way access roads would be 16' wide, paved with asphalt. The existing camp service building will be retained and utilized until the proposed park pavilion can be constructed in a later phase. The estimated cost of the facility is \$422,280.

PHASE II - PASSIVE RECREATION AREA

This area provides for day use activities and includes a picnic shelter for group events and several picnic table and grill clusters. The area is centrally located to be accessible from all park use areas. The estimated cost of this area is \$77,040.

PHASE III - BEACH AREA

The intent of this park component is to create a protected sand beach area that can be used for wading, sun bathing and limited swimming. The beach would attract campground users as well as local and regional residents. Two rock groins would be constructed using angular rock in the two to four ton range. The groins would isolate a portion of the existing shoreline and create a protected cove. Construction of the beach would involve excavation of the existing rock ledge and backfill with a sand aggregate mixture graded to withstand littoral drift and wave action. Other components of the beach include sand volleyball pits, wash-off station and access boardwalk. Considerable landscaping would be installed to provide vegetative stabilization. The estimated cost of the beach area is \$337,080.

PHASE IV - PAVILION AREA

This area consists of improvements to park access and services. The central feature is a park pavilion building providing rest rooms and concessions for all park users. In addition showers and laundry facilities would be provided primarily for campground users. Following construction of the pavilion, the existing park service building will be removed. A children's play area adjacent to the pavilion consists of swings and a creative play structure. Access improvements include an entrance booth, asphalt paved entrance road and paved parking lot for approximately 55 cars. The estimated cost of this area is \$403,260.

DEVELOPMENT OPTION B DAY - USE PARK

The focus of this option is a beach area providing a water access opportunity that does not exist in the city. The remaining park activities are generally supplemental to the beach, but in total provide a full service day use park. This park would primarily be used by local residents. Funding for construction and maintenance of the park would come from local and grant sources similar to other parks in the city system. Projected phasing of the park is as follows:

PHASE I - BEACH AREA

A description of this area is included under Option A. The only difference for Option B is that the boardwalk is more extensive. The estimated cost for this area is \$349,560.

PHASE II - PAVILION AREA

This area consists of improvements to park access and services. The central feature is a park pavilion building providing rest rooms and concessions for all park users. The existing park services building will be removed following construction of the pavilion. Access improvements included a paved park road and paved parking lot for 70 cars. The estimated cost of this area is \$384,300.

PHASE III - ACTIVE RECREATION AREA

This area provides for active individual and group activities including sand volleyball and paved tennis courts. In addition, two open play areas can accommodate informal softball, kickball and soccer as well as kite flying. A vegetated dune will separate the active play areas from the shoreline. The estimated cost of these areas is \$119,880.00

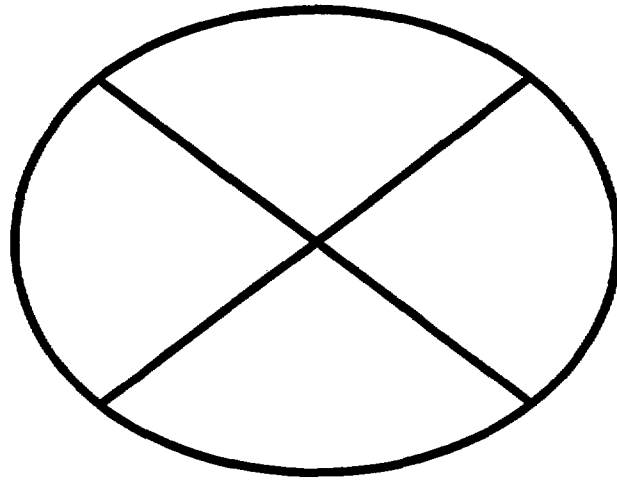
PHASE IV - PASSIVE RECREATION AND DAY CAMP

The passive recreation area provides for family and group picnicking and related activities. Facilities include a picnic shelter and several picnic table and grill clusters. A children's play area consists of swings and a creative play structure. The day camp is separated from other park areas by the paved park road. This area includes shelter, picnic tables and open area for Day Camp activities. The estimated cost of these areas is \$196,752.00.

Preliminary Cost Estimate					
Magnus Park					
Petoskey, Michigan					
PREPARED BY: Beckett and Raeder Inc.					
December, 1995					
Development Option A - Campground					
Phase 1 - Campground					
Earthwork/Grading		ls		\$25,000.00	
Paved Road	1740	lf	\$65.00	\$113,100.00	
Paved Pads	45	ea	\$1,600.00	\$72,000.00	
Relocate Building		ls		\$6,000.00	
Bike Trail	1150	lf	\$12.00	\$13,800.00	
Relocate Existing Service Pedestals	45	ea	\$200.00	\$9,000.00	
Water/Electric/Sewer	1700	lf	\$40.00	\$68,000.00	
Landscaping		ls		\$45,000.00	
Subtotal					\$351,900.00
20% Engineering/Contingency					\$70,380.00
TOTAL					\$422,280.00
Phase 2 - Passive Recreation Area					
Picnic Shelter		ls		\$35,000.00	
Table/Grill Pads	10	ea	\$1,200.00	\$12,000.00	
Bike Trail	600	lf	\$12.00	\$7,200.00	
Landscaping		ls		\$10,000.00	
Subtotal					\$64,200.00
20% Engineering/Contingency					\$12,840.00
TOTAL					\$77,040.00
Phase 3 - Beach Area					
Limestone Excavation	1400	cy	\$12.00	\$16,800.00	
Rock Groins	2600	cy	\$50.00	\$130,000.00	
Beach Sand Mix	1800	cy	\$40.00	\$72,000.00	
Boardwalk	2280	sf	\$20.00	\$45,600.00	
Wash Off Station		ls		\$2,000.00	
Sand Volleyball		ls		\$2,500.00	
Landscaping/Stabilization				\$12,000.00	
Subtotal					\$280,900.00
20% Engineering/Contingency					\$56,180.00
TOTAL					\$337,080.00
Phase 4 - Pavilion Area					
Pavilion Building	1200	sf	\$100.00	\$120,000.00	
Paved Parking	55	spaces	\$1,500.00	\$82,500.00	
Paved Entrance/Road	650	lf	\$85.00	\$55,250.00	
Site Paving	600	sf	\$3.00	\$1,800.00	
Play Area		ls		\$40,000.00	
Landscaping		ls		\$25,000.00	
Building Utility Services		ls		\$6,000.00	
Entrance Booth		ls		\$5,500.00	
Subtotal					\$336,050.00
20% Engineering/Contingency					\$67,210.00
TOTAL					\$403,260.00
TOTAL PARK:					\$1,239,660.00

Preliminary Cost Estimate					
Magnus Park					
Petoskey, Michigan					
PREPARED BY: Beckett and Raeder Inc.					
December, 1995					
Development Option B - Day Use					
Phase 1 - Beach Area					
Limestone Excavation	1400	cy	\$12.00	\$16,800.00	
Rock Groins	2600	cy	\$50.00	\$130,000.00	
Beach Sand Mix	1800	cy	\$40.00	\$72,000.00	
Boardwalk	2800	sf	\$20.00	\$56,000.00	
Wash Off Station		ls		\$2,000.00	
Sand Volleyball		ls		\$2,500.00	
Landscaping/Stabilization				\$12,000.00	
Subtotal					\$291,300.00
20% Engineering/Contingency					\$58,260.00
TOTAL					\$349,560.00
Phase 2 - Pavilion Area					
Pavilion Building	900	sf	\$100.00	\$90,000.00	
Paved Parking	70	spaces	\$1,500.00	\$105,000.00	
Paved Entrance/Road	1150	lf	\$85.00	\$97,750.00	
Site Paving	500	sf	\$3.00	\$1,500.00	
Landscaping		ls		\$20,000.00	
Building Utility Services		ls		\$6,000.00	
Subtotal					\$320,250.00
20% Engineering/Contingency					\$64,050.00
TOTAL					\$384,300.00
Phase 3 - Active Recreation Area					
Earthwork/Grading		ls		\$20,000	
Tennis Courts	2	ea	\$23,000.00	\$46,000.00	
Bike Trail	700	lf	\$12.00	\$8,400.00	
Walk Over		ls		4500	
Landscaping		ls		15,000	
Relocate Existing Building		ls		6,000	
Subtotal					\$99,900.00
20% Engineering/Contingency					\$19,980.00
TOTAL					\$119,880.00
Phase 4 - Passive Recreation and Day Camp					
Picnic Shelter	2	ea	\$35,000.00	\$70,000.00	
Table/Grill Pads	18	ea	\$1,200.00	\$21,600.00	
Play Area		ls		\$40,000.00	
Bike Trail	1030	lf	\$12.00	\$12,360.00	
Landscaping		ls		\$20,000.00	
Subtotal					\$163,960.00
20% Engineering/Contingency					\$32,792.00
TOTAL					\$196,752.00
TOTAL PARK:					1,050,492.00

Do Not Scan



**Reprep-Insert Do Not Scan
Document Here**

Document ID: Magus Park

"1995 Petoskey Coastal Zone Project"

Page #: Last